No. 35323

ABSTRACT OF TITLE
TO

Lots three (3) and four
(4) Block one (1) of Seahurst,
being a part of Lot 2, Sec 13,
Twp 27 N.R. 3 E.W.M., in
Snohomish County, Washington.

* * * * * *
* * *
*

Compiled by the

SNOHOMISH COUNTY ABSTRACT CO.
THE REAL ESTATE AND MINING ABSTRACTERS.
EVERETT, WASHINGTON.

Inst No 1 B-505

The United States of America,	)	PATENT.
	)	
	)	Dated Aug 1st 1872
to	)	
	)	Filed April 10 1891, 4:35 pm
	)	
A.H. Fletcher	)	Rec vol 3 Pat 125.

Under Act of April 24, 1820, Instrument Grants:-

Lot 1 of Sec 12, and Lots 1 and 2 of Sec 13, Tp 27 N.R. 3 E. 85.25 acres.

By the President, U.S.Grant.
By Z.B.Sturgus, Asst. Secretary.

Cert No 3732

Recorded Vol 7 page 445.

C.B.Boynton, Recorder of G.L.O. (Seal)

Instrument No. 2 4 - 430

Territory of Washington.	)	Tax Deed.
-To*	)	Dated May 10th, 1888
A. C. Allen.	)	Filed May 10th, 1888, 1:56 PM
	)	Recorded Vol. 6 of D. pg. 561
	)	Consideration $173.00

Tax Sales made May 5th, 1884 and May 4th, 1885 by Sheriff of Snohomish County, sold for delinquent taxes of 1883 and 1884 and previous years.

Lots 1-2 and E½ of S.E.¼ Sec. 13 and Lot 4 Sec. 26 and Lots 1 and 2 Sec. 35 and Lot 1 Sec. 12 all in Twp. 27 N.R. 3 E.

L. H. Cyphers.
Sheriff of said County.

WITNESSES:
J. R. Winn.
C. D. Lloyd.

Acknowledged May 10th, 1888, before D. W. Craddock, County Auditor. Snohomish County, Washington Territory. (Auditor's Seal)

SNOHOMISH COUNTY ABSTRACT CO. THE ONLY RELIABLE ABSTRACTERS OFFICE BANK BLDG. HEWITT & COLBY EVERETT, WASH. BLUE PRINTS

Instrument No. 3

Avery C.Allen and Fannie L.Allen, his wife	)	Right of Way Deed.
	)	Dated Sept. 18th,1890
to	)	
	)	Filed Sept. 19th,1890.
Seattle & Montana Railway in the County of Snohomish, Wash.	)	Recorded Vol. 13 Ds.175.

In consideration of the benefits and advantages accruing to Grantors from the location,construction and operation of the Seattle and Montana Railway in the County of Snohomish,in the State of Washington and in further consideration of the sum of $500 to them in hand paid by the Seattle and Montana Railway Company a corporation formed and existing under and by virtue of the laws of the State of Washington, the receipt whereof is hereby acknowledged, they do by these presents give,grant, bargain,sell and convey unto the said Seattle and Montana Railway Company its successors and assigns forever, all that portion of the following described lands that lie within a distance of 40 feet on each side of the center line of the railway of said Company, as the said center line is now located, staked out and established upon and across the following described lands, or lands adjacent thereto:

Lots numbered 132and 3 in Sec. 13 and Lot 1 in Sec. 12 all in Tp. 27 N.R. 3 East of W.M.

which said centre line enters said hereinbefore described lands on the S. side of the above mentioned lot 3 and about 2060 ft. West of the SE corner thereof, which point is at or near the line of ordinary high tide, and thence runs in a NEly course 5570 feet to a pt. in the E line of the above mentioned lot 1 in Sec. 12 about 480 ft. N. of the SE corner thereof said pt, of intersection being about the line of ordinary high tide, in Sec. Nos. 12 & 13 Tp. No. 27 Range No. 3 East of W.M. Said strip containing 10.7 acres more or less,
together with all their right, title and interest therein or thereto so that neither they nor any perso or persons claiming by,through or under them shall have any claim or demand either in law or equity,against said Railway Company because of the construction operation or maintenance of its said railway through said lands, or appertaining to said strip of land through and out of the said first above described lands. And the said Grantors covenant that they are the owners in fee simple of all the above described strip of land, that the same is free and clear of all incumbrances, and that they will warrant and defend the title to said strip of land against all lawful claims whatsoever.

(Over)

Vol. 13 Ds. 175 page 2.

And the said Railway Company its successors or assigns shall have the right t go upon the land adjoining to said center line 100 feet on each side thereof and cut down all trees dangerous to the operation of said railway. .....reserving to the grantors herein all their littoral and riparian rights both to the East and West of strip of land and seashore herein conveyed.

Grantors covenant also that upon the request of said Ry.Comp'y to make and execute all such other deed or deeds or other assurance in law for the more effectual and certain conveyance of said strip of land and seashore included in said strip unto the Seattle and Montana Railway Co. its successors or assigns as the said Company etc, shall require or advise:- And Grantors reserve to themselves their heirs, exe. Adm. etc the right to use the streets shown upon the plat of Allens Addition to Edmonds which cross said strip of land herein conveyed and the right to dedicate the same to the public, Subject to the right of way of the Seattle and Montana Railway Co. over and across the same and the said parties of the first part reserve the right to construct sewers and to lay water pipes across the said st ip of land to be constructed and laid to the satisfaction of said Company and under its directions and approval and so as not to interfere in any way with the rights and priveleges of said Company and so as not to interfere,obstruct in any way its right of way and the free and unobstructed use of the same.

Witnesses: Two. (signed) A.C.Allen (Seal)

Fannie L.Allen (Seal)

Acknowledged Sept. 18th,1890 by Avery C.Allen and Fannie L.Allen his wife, (separate acknowledgment by wife) before Willard M.Allen, Notary Public in and for the State of Washington,residing at Edmonds in the County of Snohomish. (N.P.Seal).

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Instrument No. 14

Amos H.Fletcher & Sarah F.Fletcher)	Right of Way Deed.
)	
to)	Dated Nov. 28,1890
)	
Seattle and Montana Railway in the County)	Filed Dec. 5th,1890
of Snohomish in the State of Wash-)	
	Recorded Vol. 13 Ds.495

In consideration of the benefits and advantages accruing to Amos H. Fletcher & Sarah F.Fletcher from the loc ation c onstruction and operation of the Seattle and Montana Railway in the County of Snohomish in the State of Washington and in further consideration of the sum of $200 in hand paid by the Seattle and Montana Railway Company a corporation formed and existing under and by virtue of the laws of the State of Washington the receipt whereof is hereby acknowledged do by these presents give,grant,bargain,sell and convey unto the said Seattle and Montana Railway Company its successors and assigns forever, all that portion of the follo ing described lands that lie within a distance of 50 ft. on each side of the center line of the railway of said Company as the said center line is now located, staked out and established upon and across the following described lands or lands adjacent thereto:

Lots 1,2, 3 in Sec. 13, and Lot 1 in Sec. 12 Tp. No. 27 N.R. No. 3 East of W.M. Said strip containing 9 acres more or less together with all their right, title and interest therein or thereto so that neither they nor any person or persons claiming by through or under them shall have any claim or demand,either in law or equity against said railway company because of the construction operation or maintenance of its said railwy through said lands or appertaining to said strip of land through and out of the said first above described lands.

Witnesses: Two. (signed) Amos H.Fletcher (Seal)
Sarah F.Fletcher (Seal)

Acknowledged Nov. 28th,1890 by Amos Fletcher and Sarah F. Fletcher,wife of said Amos Fletcher, (separate acknowledgment by wife) before Jno.L.Hudner,Notary Public in and for the State of California, residing at Hollister in the County of San Beneto.(N.P.Seal).

5

Inst No 5 10-551

In the Superior Court of the State of Washington, for Snohomish County

Amos H. Fletcher, Sarah F. Fletcher, his wife, Plaintiffs.	)	Lis Pendens No 367
	)	Dated April 14, 1891
vs.	)	
	)	Filed April 14, 1891, 3 pm
Avery C. Allen, Fanny L. Allen, his wife, Defendants	)	Vol 15 D. 504.

Notice is hereby given by the plaintiffs above named that an action has been begun and is now pending in the Superior Court of Snohomish County, State ofWashington, wherein said Amos H Fletcher and Sarah F.Fletcher, his wife, are plaintiffs and the said Avery C.Allen and Fanny L. Allen his wife, are defendants. That the property affected by said action is described as followsto-wit:-

Lot 1 of Sec 12, Lots 1 and 2 of Sec 13 and E½ of SE¼ of Sec. 13, all in Twp 27 N.R. 3 W.M., excepting therefrom all that portion of said Lot 1 Sec 12, and of said Lots 1 and 2 of Sec 13, that lie within a distance of 50 feet on each side of the center line of the railway of the Seattle and Montana Railway Company.

That in said action and as the object thereof, said plaintiff demand judgment against the defendants as follows:

1. For the recovery of said described premises and the possession thereof and for $300 damages for withholding the possession thereof.

2. For $300 the value of the rents, issues and profits of said premises.

3. For the costs and disbursements of this action.

Preston, Albertson & Donworth,
Plaintiff's attys.

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR SNOHOMISH COUNTY

AMOS H FLETCHER AND SARAH F FLETCHER, his wife, Plaimtiffs.	)	No 367
vs.	)	ORDER OF DISMISSAL.
Avery C. Allen and Fannie L. Allen, his wife, Defendants	)	

This cause coming on to be heard this 28th day of June, 1892 upon the motion of the plaintiffs to dismiss said cause and the stipulation filed herein of the attorneys for plaintiffs and defendants,

It is ordered, adjudged and decreed that said action be and it is hereby dismissed at the costs of plaintiffs herein; and the Clerk of this Court is hereby ordered and directed to pay to the plaintiffs all moneys heretofore paid into Court as a tender on the part of plaintiffs.

John C. Denney, Judge.

Filed June 28th, 1892.

* * *

7

Instrument No. 6 C. 592

A. C. A l l e n.) Affidavit
)
-To-) Dated May 10th, 1888.
)
T he P u b l i c.) Filed May 10th, 1888, 1:55 PM
)
Recorded Vol. 5 Mx. pg. 608

Territory of Washington.)
ss.
County of Snohomish.)

A. C. Allen, being by me first duly sworn, deposes and says: That he is a resident of Snohomish County, Washington Ter. and has been for the past four years. Affiant further says that on the 5th day of May, A.D. 1884 the Sheriff of Snohomish County, offered at the front door of the Court house of said County, the following described tract of land to satisfy the taxes thereon for the year of A.D. 1883 viz:

(Among other lands)

Also Lots 1 & 2 of Sec. 35 Tp. 27 N.R. 3 E.

That affiant purchased said land for $15.78; that being the amount of taxes due on said land for the said year A.D. 1883, and he being the highest bidder at said time and place aforesaid and the Sheriff of said County did then and there issue to said affiant a certificate of said tax sale, as by law required.

Deponent further says that the said Sheriff (B. Stretch) did on the 4th day of May, A.D. 1885, advertise and offer for sale at the front door of the Court house in said County of Snohomish, the following tract or parcel of land to satisfy the taxes thereon for the year A. D. 1884, viz: Lot 1 in Sec. 12, Tp. 27 N. R. 3 E.

That said affiant did then and there, buy, bid in and purchase said land for the sum of $2.24, that being the highest and best bid therefor, and also rec'd a certificate of purchase from said Sheriff as by law required. Affiant further says: That all of the said land as above and herein described was at all the times above mentioned, and at this time owned by one A. H. Fletcher, he being the legal owner. Affiant has paid all taxes on said lands subsequent to the date above ementioned, and has redeemed said lands from all sales to the County and otherwise and paid all taxes on said lands up to the present time and that there are no

SNOHOMISH COUNTY ABSTRACT CO. THE ONLY RELIABLE ABSTRACTERS OFFICE BANK BLDG. HEWITT & COLBY EVERETT, WASH. BLUE PRINTS

(over)

Instrument No. 6 Con. C. 592.

taxes now due or against the said lands at this date, and the said A.H. Fletcher has not redeemed said land for the sale above referred to.

That affiant did on or about the month of January, A.D. 1888, and for some time prior thereto, make diligent inquiry for the owner of said land, to whom it was assessed; but could not find him, nor was there at that time any person in actual possession or occupancy of said land, nor was the said A. H. Fletcher to be found in said County of Snohomish, W. T. Affiant did on the 28th day of January, A.D. 1888 have printed and published in "The Eye" a weekly paper published and printed in Snohomish Co. W.T. being a paper in the County where aaid land is located, and for 2 successive weeks. Notice of the sale of said land for taxes and for the time of redemption of said land would expire as will more particularly appear by the affidavit of the printer of the said paper which is hereto annexed and made a part of this affidavit; that said inserting of notices herein referred to viz: The first on Jan. 28th 1888 being not more than five months and the last on Feb. 11th, 188 being not less than 60 days before the time of redemption of said land expired.

A. C. Allen.

Subscribed and sworn to before me this 10th day of May, A. D. 1888 at my office in Snohomish Co. W.T.

D. W. Craddock, County Auditor in and for Snohomish Co. W. T.

(Auditor's Seal)

Territory of Washington.)
ss.
County of Snohomish.)

C. F. Pachard, being sworn says that he is one of the editor s and publishers of "The Eye" a weekly newspaper printed and published at Snohomish, Washington, Territory; that it is a newspaper of general circulation in said County and Territory and that the annexed is a true copy of the notice as it was published in the regular and entire issue of said newspaper proper and not in supplement form, for a period of three consecutive weeks, commencing on the 28th day of January, 1888 and ending on the 11th day of February, 1888 and that said newspaper was regularly distributed to all of its subscribers during all of said period.

SNOHOMISH COUNTY ABSTRACT CO. THE ONLY RELIABLE ABSTRACTERS OFFICE BANK BLDG. HEWITT & COLBY EVERETT, WASH. BLUE PRINTS

(over)

Instrument No. 6 Con. C. 592.

C. F. Packard.

Subscribed and sworn to before me this 10th day of May, A.D. 1888.

J. V. Bowen, Clerk of the
District Court. (Court Seal).

N O T I C E.

To A. H. Fletcher, or the unknown owner:

Notice is hereby given that at the sale of land for delinquent taxes held in Snohomish, Snohomish County, Washington Territory, on the first Monday of May, 1885, the undersigned purchased for the delinquent taxes of 1884, the Lot 1 Sec. 12, Lots 1 & 2 and E½ of S.E. ¼ Sec. 13, Lot 4 Sec. 26 and Lots 1 and 2 Sec. 35, Tp. 27 N.R. 5 E. The time for redemption of said land expires May 4th, 1888.

A. C. Allen.

Date of first publication, Jan. 28th, 1888.

SNOHOMISH COUNTY ABSTRACT CO. Office, Bank Bldg. Hewitt & Colby Everett, Wash. Blue Prints

Instrument No. 7 15-592

Avery C. Allen and Farmie L. Allen, his wife,	QUIT CLAIM DEED.
	Dated June 27, 1892.
to	Filed June 28, 1892, 2:48 pm
	Consideration $500.
Amos H Fletcher	
	Rec vol 23 D 403.

Grantors do demise, release and forever quit-claim unto Grantee, his heirs and assigns, lands in Snohomish County, Washington described as follows to-wit:-

Lot 1 of Sec 12, and Lots 1 and 2 of Sec 13, and E½ of SE¼ of Sec 13, all in Twp 27 N.R. 3 E.W.M.

Signed by Grantors.

Two Witnesses.

Ack June 27 1892 by Grantors before Fred Rice Rowell, Notary Public in and for Washington residing at Seattle.(Seal)

11

Instrument No. 8 16-401

Amos H. Fletcher, and Sarah F. Fletcher his wife,	)	QUIT CLAIM DEED.
	)	Dated Aug 25 1892.
to	)	Filed Sept 15, 1892, 1:40 pm
	)	Rec vol 23 D 449
George H. Preston	)	Consideration $1000.

Grantors do remise, release and forever quit-claim unto Grantee, heirs and assigns, lands in Snohomish County, Washington, described as follows to-wit:-

Lot 1 in Sec 12; Lot 1 in Sec 13 and all of Lot 2 in Sec 13, lying N of the following described line, to-wit: lying N. of a line beginning at a point on the East line of Sec 13, Twp 27 N.R. 3 E., which point is 14.30 chs N of ¼ sec corner between said Sec 13 and Sec 18 Twp 27 N.R. 4 E., and running thence W. to Puget Sound (excepting the right of way granted to the Seattle and Montana Railway Company by Amos H Fletcher and wife, by deed dated Nov 28, 1890 and recorded in Vol 13 of D. at page 495, all of said above described lands being in Twp 27 N.R. 3 E. in Snohomish County, Washington.

Signed by Grantors.

2 Wit.

Ack. April 26, 1892 by Grantors before Jas A. Kearney, Notary Public for California (Seal)

12

Instrument No. 9 19-287

Nellie P. Woodbury and Elbridge G. Woodbury, her husband,	)	QUIT CLAIM DEED.
	)	Dated Aug 11, 1892.
to	)	Filed May 25, 1892 2:10 pm
	)	Rec vol 23 D 571
George H. Preston	)	Consideration $1.

Grantors do remise, release and forever quit-claim unto Grantee, to have and to hold, to heirs and assigns, lands in Snohomish County, Washington, described as follows to-wit:-

Lot 1 Sec 12, and Lot 1 Sec 13, and all of Lot 2, Sec 13, lying N. of a line beginning at a point on the E. line of Sec 13, Twp 27 N.R. 3 E., which point is 14.30 chs N of the ¼ sec corner between said Sec 13, and Sec 18 Twp 27 N.R. 4 E., and running thence W. to Puget Sound (excepting the right of way granted to the Seattle and Montana Railway Company by Amos H Fletcher and wife, by deed dated Nov. 28, 1890 and recorded in Vol 13 of Deeds at page 495 of records of Snohomish County,Washington, all of said above described land being in Twp 27 N.R. 3 E., in Snohomish County,Washington.

Nellie P. Woodbury
Elbridge G. Woodbury

Two Wit.

Ack Aug 11, 1892 by Grantors before Edward N. Merrill, Notary Public in and for Maine, residing at Showhegan.(Seal)

Taxes pd on land des. within dated 5-24-93.
C.L. Lawry, Co Treas. By A Watson, Deputy.

13

Instrument No 10 19-288

Lelia A. Cushing and George Cushing, her husband,

to

George H Preston

QUIT CLAIM DEED.

Dated Aug 13, 1892.

Filed May 25, 1893, 2:20 pm

Consideration $1

Rec vol 23 D 572

Grantors do remise, release and forever quit-claim unto Grantee, to have and to hold, to heirs and assigns, lands in Snohomish County, Washington, described as follows to-wit:

Lot 1 Sec 12, and Lot 1 Sec 13, and all of Lot 2 Sec 13, lying N of a line beginning at a point on the E. line of Sec 13, Twp 27 N.R. 3 E., which point is 14.30 chs N of the ¼ sec corner between said Sec 13 and Sec 18 Twp 27 N.R. 4 E., and running thence W. to Puget Sound (excepting the right of way granted to the Seattle and Montana Railway Company by Amos H Fletcher and wife, by deed dated Nov 28 1890 and recorded in Vol 13 of Deeds at page 495 of the records of Snohomish County, Washington, all of said above described land being in Twp 27 N.R. 3 E.

Signed by Grantors.

Two Wit.

Ack Aug 13, 1892 by Grantors before Edward N Merrill, Notary Public in and for Maine (Seal)

Taxes paid on land described within dated 5-24-1893.

C.L. Lawry, Co Treas.
By A Watson, Deputy.

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Instrument No. 11

43-88

C.L. Lawry, as Treasurer of Snohomish County, State of Washington.
to
S.C. Orton.-

File No. 67701

Tax Deed

Dated Dec 19 1901

Filed Dec. 19, 1901, 10:35 am

Consideration Premises

Rec. vol. 64 D 235

This indenture, made this 19th day of Dec.-, 1901, between C.L. Lawry - -, as Treasurer of Snohomish County, State of Washington, party of the first part, and S.C. Orton--, party of the second part;

Witnesseth, that Whereas at a public sale of real estate held on the 18th day of Dec.- 1901, pursuant to a real estate tax judgment entered in the Superior Court in the County of Snohomish on the 29th day of October-, 1901, in proceedings to foreclose tax liens upon real estate and an order of sale duly issued by said court, S.C. Orton- duly purchased in compliance with the laws of the State of Washington, the following described real estate, situate in Snohomish County, State of Washington, to-wit:

Lot 1 and all that part of Lot 2 lying N of a line drawn due west from a point 14.30 chains N of SE corner of said Lot less R.R. right of way all being in Sec 13, Tp 27 N.R. 3 E.W.M.

And that said S.C. Orton-- has complied with the laws of the State of Washington, necessary to entitle him to a deed for said real estate.

Now Therefore, know ye, that I, -C.L. Lawry, - - County Treasurer of said County of Snohomish, State of Washington, in consideration of the premises and by virtue of the statutes of the State of Washington, in such cases provided, do hereby grant and convey unto S.C. Orton- , his heirs and assigns forever, the said real estate hereinbefore described.

C.L. Lawry, County Treasurer.
By N.J. Craigue, Deputy

(seal)

Note: We have not shown the proceedings in the tax suit under which the above deed was issued for the reason that the owner of the property prior to the issuance of deed subsequently gave a deed to the above grante

Abstracters.

Instrument No 12 44-558

George H Preston, a single man, George Donworth and R.B. Albertson, all of Seattle, Wash.

to

S.C. Orton

QUIT CLAIM DEED.

Dated Feb 21, 1902

Filed Feb 24, 1902, 2:48 pm

Rec vol 64 D. 504.

Consideration $1.

Grantors remise, release and forever quit-claim to Grantee, his heirs and assigns, the following described lands in Snohomish County, Washington, to-wit:-

Lot 1 in Sec 13, and all of Lot 2 in Sec 13, lying N of the following described line to-wit: lying N of a line beginning at a point on the E. line of Sec 13, Tp 27 N.R. 3 E., which point is 14.30 chains N of the quarter Sec corner between said Sec 13, and Sec 18 in Tp 27 N.R. 4 E., and running thence W. to Puget Sound (excepting the right of way granted to the Seattle and Montana Railway Company by Amos H Fletcher and wife, by deed dated Nov 28 1890 and recorded in Vol 13 of Deeds at page 495 of the records of said Snohomish County, Washington, all of said above described lands being in Tp 27 N.R. 3 E. in Snohomish County, Washington.

Signed by Grantors.

Two Wit.

Ack Feb 21, 1902 by Grantors before G. Edgar Hayes Notary Public for Washington residing at Seattle.(Seal)

Inst No 13 55-506

George Donworth and Emma T. Donworth, his wife, and R.B.Albertson and Nancy B. Albertson, his wife, all of Seattle, Washington	)	QUIT CLAIM DEED.
	)	Dated Mch 19 1903.
	)	Filed June 18 1903 10:25 am
to	)	Rec vol 77 D 504.
S.C. Orton	)	Consideration $1.

Grantors remise, release and forever quit claim unto Grantee, his heirs and assigns, the following described lands situated in Snohomish County, Washington to-wit:-

Lot 1 in Sec 13, and all of Lot 2 in Sec 13 lying N of the following described line to-wit: lying N of a line beg at a point on the E. line of Sec 13, Tp 27 N.R. 3 E., which point is 14.30 chains N of the ¼ sec corner between said Sec 13 and Sec 18 in Tp 27 N.R. 4 E., and running thence W. to Puget Sound (excepting the right of way granted to the Seattle and Montana Railway Company by Amos H Fletcher and wife, by deed dated Nov. 28, 1890 and recorded in Vol 13 of Deeds on page 495, of the records of said Snohomish County, Washington,

all of said above described lands being in Tp 27 N.R. 3 E., in Snohomish County, State of Washington.

George Donworth.
Emma T.Donworth.
R.B.Albertson
Nancy B.Albertson

Two Wit.

Ack Mch 19 1903 by R.B.Albertson and Nancy B.Albertson before A.J. Tennant Notary Public for Washington residing at Seattle.(Seal)

Ack Mch 19 1903 by George Donworth and Emma T.Donworth his wife, before G.F. Vandeveer Notary Public for Washington residing at Seattle. (Seal)

17

Instrument No. 1/2 59-36

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON, IN AND FOR COUNTY OF KING.

In the Matter of the Estate of	Lis Pendens (Inheritance Tax)
Samuel C. Orton,	Dated Dec. 10, 1903.
Deceased.	Filed Dec. 11, 1903, 8:10 A.M.
	Recorded Vol. 3 L.P. Page 396

To all persons interested in said estate and the property hereinafter set forth, you are hereby notified that under and by virtue of an act of the Legislature of the State of Washington, passed Feby. 21, 1901, approved March 6, 1901, entitled "An Act relating to taxation of inheritance and providing for disposition of same" there now exists a lien to the extent of the inheritance tax hereafter found to be due on the following described real property situate in the County of Snohomish State of Washington, of the estate of Samuel C. Orton, deceased, to-wit:-- All of the following described tracts, lots or parcels of land situate, lying and being in the County of Snohomish, State of Washington, to-wit: (Among other land)

NW¼ of SW¼ of Section 30, Tp. 27 N.R. 4 E.

SW¼ of SW¼ of Section 30, Tp. 27 N.R. 4 E.

Lot 1 in Sec. 13 Twp 27 N.R. 3 E All of Lot 2 in Sec. 13 Twp 27 N.R. 3 E. lying N of a line beginning at a point 14.30 chains N of the ¼ section corner between Secs. 13 and 18 thence W to Puget Sound excepting right of way of Seattle and Montana Railway Co described on tax roll as "Tax No. 1"

Dated this 10th day of Dec. 1903.

Leonard Daniels, Administrator of estate of Samuel C. Orton deceased, with will annexed.

SNOHOMISH COUNTY ABSTRACT CO. EVERETT, WASH.

Instrument No 15 67-195

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF KING.
IN PROBATE

In the Matter of the Estate of Samuel C. Orton, Deceased	Decree modifying decree of Distribution, settlement and Final Discharge of Administrator.
	Filed Feb. 24, 1905, 8:20 am
	Rec vol 22 Ex. 90.

This matter came on duly and regularly for hearing on the 23rd day of Feb. 1905, before the Hon. A.W.Frater, one of the Judges of theabove entitled Court, upon the petition of Leonard Daniels, Administrator with the will annexed of the estate of Samuel C. Orton, deceased, and Carrie R. Orton, principal beneficiary under the will of said Samuel C. Orton, deceased, for a decree modifying and correcting the decree of distribution of said estate made and entered herein on the 17th day of Dec. 1904 so that said decree of distribution shall correctly describe and mention the real property of the estate; and it appearing to the Court that said Samuel C. Orton at the time of his death was the owner of and that there came into the hands of the said Leonard Daniels, as administrator with the will annexed of the estate of said Samuel C. Orton, deceased, among other, the following described real property situate in Snohomish County Washington to-wit:-

NW¼ of NE¼ of Sec. 34, Twp 28 N.R. 4 E. containing 40 acres.
SW¼ of NE¼ of Sec. 34, Twp 28 N.R. 4 E. containing 40 acres.
NW¼ of SE¼ Sec. 34, Twp 28 N.R. 4 E. containing 40 acres.
SW¼ of SE¼ Sec. 34, Twp 28 N.R. 4 E. containing 40 acres.

That by mistake and inadvertence said real estate was in the inventory filed herein by the Administrator and in the decree of distribution made and entered herein on the 17th day of Dec. 1904 erroneously mentioned and described as being located inTwp 27 instead of Twp 28 as the same should have been described; that it has never been the intention of said administrator or the said Carrie R. Orton to claim any ownership of or interest in said property as erroneously described but that it has always been the intention of them and each of them to claim the ownership of and right to the possession of said property hereinbefore correctly described, and that said property as correctly described has always been treated and considered by them and each of them as belonging to the said estate; that in appraising the property of the estate, the appraisers thereof appraised said property according to its true and correct description and location; and it further appearing to the Court that the said Samuel C. Orton, at the time of his death, was also the owner of, and that there came into the hands of the said Leonard Daniels, as administrator with the will annexed of the estate of said Samuel C. Orton, deceased, among other, the following described real estate, situated in Snohomish County, Washington, to-wit:

NW¼ of SE¼ of Sec. 29 Twp 27 N.R. 4 E., containing 40 acres.

(Over)

19

and that by mistake and inadvertence said real estate was not set forth and mentioned in the decree of distribution made and entered herein on the 17th day of Dec. 1904 as aforesaid; and the Court being further inall things duly advised in the premises, it is here and now -

CONSIDERED, ORDERED, ADJUDGED ANDDECREED that the said decree of distribution, settlement and final discharge of administrator be and the same is hereby modified and corrected so that the same shall read as follows:

(TITLE) . DECREE OF DISTRIBUTION, SETTLEMENT AND FINAL DISCHARGE OF ADMINISTRATER No 5256

This matter came on duly and regularly for hearing on the 15th day of Dec. 1905 before the Hon W.P. Bell, one of the Judges of the above entitled Court on the petition of Leonard Daniels, Administrator with the will annexed of the estate of Samuel C. Orton, deceased, for hearing and settlement of final account, distribution of said estate and discharge of said administrator, and the said administrator having submitted his final account and doings as such administrator, and it appearing to the Court that due and legal notice of the settlement of said final account and of the hearing on said petition for distribution as directed by orders of this Court has been given as required by law; that due and legal notice has been given to the creditors of said estate and that all claims which have been presented to said administrator have been paid by him and that said claim, together with vouchers showing payment thereof have been filed by said administrator with the Clerk of this Court; that the time within which further claims can be presented to said administrator has expired; that all claims and indebtedness against the said estate which have been paid by said administrator were proper claims and proper charges against said estate; and that the allowance and payment of the same by said administrator was proper and regular. That said final account shows a balance of money in the hands of the said administrator at the time of filing said account in the sum of $354.19 and also certain personal property and that the balance of said estate consists of real estate, situated in the Counties of King and Snohomish in the State of Washington; that all legacies have been paid by said administrator to the legatees mentioned in the last will and testament of the said Samuel C. Orton, deceased; that by the terms of said will all of the rest, residue and remainder of the estate of the said deceased, real, personal or mixed, has been devised and bequeathed by the said deceased to Mrs Carrie R. Orton of Lincoln, Illinois; that it is advisable and is deemed best by the administrator and the said Carrie R. Orton that the real property belonging to said estate be not sold to pay the expenses of administration, but that the said Carrie R. Orton should take all of the said estate and that she pay the administrator's fees and attorney's fees hereinafter allowed. That said estate is in condition to be settled and the funds and property thereof now in the hands of said administrator after payment of the costs of administration incurred subsequent to the filing of said final account, be distributed to the said Carrie R. Orton and the said administrator discharged. That the said administrator since the filing of said account, has expended the sum of $9.75 as the expenses of publishing and posting notice of settlement of final account and order to show cause why distribution should not be made, which said amount is hereby allowed by the Court as proper expenses of administration; that after deducting said sum of $9.75 there is still in the hands of said administrator the sum of $324.44. (over)

That the commissions of said administrator as allowed by law are the sum of $618.35 and that the sum of $618.35 is a reasonable amount to be allowed to Ballinger,Ronald & Battle for services as attorneys for said administrator, it is therefore here and now

CONSIDERED, ORDERED, ADJUDGED AND DECREED that the said final account of the said administrator be and the same is hereby confirmed in all things and allowed and the acts of said administrator with reference to said estate be and the same are hereby in all things approved; and that the residue of said estate hereinafter particularly described and any other property now known or discovered which may belong to the said estate or in which the said estate may have an interest be and the same is hereby distributed as follows:

All of said property to be distributed to the said Mrs Carrie R. Orton. That the following is a particular description of the residue of said estate referred to in said decree of which distribution is now ordered as aforesaid.

(described personal property)

REAL PROPERTY

(Described King County Property)

Real Estate in Snohomish County, Washington

(Among other lands) described on tax roll as Tax No 1 cont 10.16 A.

NE¼ of NE¼ Sec. 34, Twp 28 N.R. 4 E. containing 40 acres.

Lot 1 Sec 13, Tp 27 N.R. 3 E.W.M. cont 23.62 acres; all of Lot 2 Sec 13 Tp 27 N.R. 3 E. lying N of a line beg. at a point 14.30 chs N of ¼ sec corner bet.Secs. 13 and 18; th W to Puget Sound; except R/W of SEattle & Montana Ry Co . (up)

It is further ordered that upon the said administrator filing a receipt with the Clerk of this Court from the said Carrie R. Orton for the personal property above described, that the said administrator be discharged and that his sureties upon his bond as such administrator shall be and the same are hereby discharged from any further liability to be thereafter incurred and said estate is decreed to be fully settled and closed.

Done in open Court this 17th day of Dec. 1904.

W.P. BELL, JUDGE.

Done in open Court this 23d day of Feb 1905.

A.W.Frater, JUDGE.

STATE

I, Otto A. Case, County Clerk of King County and ex-officio Clerk of the Superior Court of the State of Washington for county of King, do hereby certify that I have compared the foregoing copy with the original decree modifying decree of distribution settling final account and of discharge in the above entitled matter as the same appears on file and of record in my office and that the same is a true and perfect transcript of said original and of the whole thereof.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Superior Court at my office at Seattle this 23rd day of Feb. 1905.

Otto A. Case, Clerk.

By D.K. Sickels, Deputy Clerk.

(Superior Court Seal)

File No. 243376
Last Will & other papers

Dated ..
Filed Jul 26 1918

Rec.vol. 2 Wills p.94

LAST WILL AND TESTAMENT OF SAMUEL C. ORTON.

In The Name of God, Amen:

I, Samuel C.Orton of the city of Seattle,King County State of Washington of the age of 61 years, and being of sound and disposing mind and not acting under any restraint influence or representation of any person or persons whatsoever, but realizing the uncertainty of human life, do hereby make,publish and declare this my Last Will and Testament (hereby revoking any and all former wills by me made) in manner words and figures as follows, that is to say:

First: I direct that my body be respectably interred without undue ceremony or obtentation and that as soon as convenient my executrix, hereinafter named shall pay my funeral expenses and the expenses of my last sickness.

Second. I give,devise and bequeath to each of my children the sum of $1 viz: One dollar to Charles Orton, born in 1887, One dollar to William Orton born in 1881, One Dollar to Edward Orton born in 1882, One Dollar to Henry Orton born in 1885, which said several legacies or sums of money I direct and order to be paid said respective legatees out of any moneys or property which I may be possessed of at the time of my demise.

Third: I give, devise and bequeath all of the rest,residue and remainder of my property of every kind and nature whatsoever which I now own or may be possessed of or the title to which stands in my name,whether real personal or mixed, wherever situate to Mrs. Carrie R.Orton of Lincoln Illinois, widow of my brother Franklin C.Orton

Fourth: I hereby nominate and appoint my said sister-in-law Mrs.Carrie R Orton of Lincoln Illinois, the sole executrix of this my said Last Will and Testament.

Fifth: I hereby direct and declare that my said executrix shall not be required to give any bond or security whatsoever for her faithful performance of her duties as such executrix imposed upon her by this my last will and testament, and that she shall act byvirtue of the appointment herein made without being required to give any bond or bonds whatsoever to any Board court, tribunal or officer whatsoever direand shall not be subject to the control intervention direction or supervision of any court Board, tribunal whatsoever in the execution of said will. And it is further my will that upon my death my said executrix shall enter into the possession of my estate and the whole thereof and that the absolute title to my said estate and the whole thereof, shall immediately upon my death vest in my said executrix without any other or further proceedings whatsoever in or on the part of the Superior

court of any other court, Board, tribunal or officer whatsoever, and that the absolute title to my estate and the whole thereof so vested as aforesaid in my said executrix shall then be and remain as hereafter directed, without accountability therefor or supervision thereof or control in respect thereto by any court Board, tribunal or officer whatsoever. And I recommend that in so far as my property or property rights situated in the State of Washington are concerned. that my friend Leonard Daniels be appointed by my said executrix, business agent subject to her direction and approval and I make this recommendation because I consider the said Leonard Daniels as a man of marked fidelity.

Witness my hand and seal at the city of Seattle, in the County of King State of Washington, this 21st day of October 1903.

Samuel C.Orton (SEAL)

The foregoing instrument was subscribed by the said Samuel C.Orton said instrument consisting of one page besides this,and by the said Samuel C.Orton sealed on October 21st 1903 in the presence of us and of each of us, and the said Samuel C.Orton then and there in our presence did publicly declare the foregoing to be his last will and testament and we at his request and in his presence and in the presence of each of us, have signed our names as witnesses thereto this 21st day of October 1903.

Richard A Ballinger, Residing at 910 University St. Seattle,King County Wash.

Filed Nov.11,1918
C.A.Koepfli Clerk.

F.E.Brightman
Residing at 117-26th Ave.South St.
Seattle,King County Wash.

In the Superior Court of the State of Washington
For the County of King. In probate.

In the Matter of the Estate
of
Samuel C.Orton Deceased.

No...
Petition for probate of Will.

To the Honorable Boyd J Tallman one of the judges of the above entitled court the petition of Mrs. Carrie R.Orton and Leonard Daniels respectfully shows to the court:

I.

That Samuel C.Orton died at Seattle,King County Washington on the 31st day of October 1903.

II.

That at the time of his death the said Samuel C.Orton deceased was a resident of King County State of Washington and left property situate in the State of Washington, subject to administration.

III.

That said Samuel C.Orton deceased,left a will bearing date the 21st day of October 1903 which your petitioners allege to be the last will and testament of the said Samuel C.Orton deceased.

IV.

That the said last will and testament of said deceased is in writing and was executed by the said deceased in his lifetime, in the presence of two competent witnesses, who at his request and in his presence and in the presence of each other, signed their names as witnesses thereto.

V.

That at the time of executing said will the said Samuel C.Orton deceased, was above the age of majority towit: of the age of 61 years, and was of sound and disposing mind and memory and was not acting under duress, menace, fraud or undue influence of any person whomsoever.

VI.

That one of the petitioners herein Mrs. Carrie R.Orton is named in said will as sole executrix thereof, and that the said Carrie R. Orton is a non-resident of the State of Washington, towit: a resident of the State of Illinois, and is therefore incompetent to act as such executrix, in the State of Washington.

That the said Leonard Daniels petitioner herein is a fit and suitable person to be appointed administrator with the will annexed of the estate of the said decedent within the jurisdiction of this court, and the said Leonard Daniels is mentioned in said will and recommended therein by the said decedent as the business agent od the said executrix over the properties of the said estate within the State of Washington.

VII

That the total value of the personal estate of said deceased, and of the annual rents issues and profits arising from the real estate of said deceased does not exceed the sum of $1500.00

VIII.

That the only surviving parent of the said deceased is his mother Julia C.Orton now residing at the city of Lincoln State of Illinois That of the brothers and sisters of the said decedent there survives his sister, Julia Orton, a resident of the State of Illinois. That the addresses of the surviving children of the deceased viz: Charles Orton William Orton, Edward Orton and Henry Orton are not known to your petitioners except that it is believed that two of said children towit: Charles and ____ are in the city of Chicago Illinois and the other two at Tacoma, in the State of Washington. That there is no wife or other person or persons than above named entitled to Letters of administration of said estate.

That your petitioner the said Carrie R.Orton is the widow of the brother of decedent Franklin C.Orton.

IX.

That no other court of the State of Washington has acquired jurisdiction to admit to probate such last will and testament.

WHEREFORE your petitioners pray that said will may be duly admitted to probate, and that the appointment of said Leonard Daniels as admin-

istrator with the will annexed of the estate of the said Samuel C. Orton Deceased may be confirmed by the court, and that letters testamentary with the will annexed be issued to the said Leonard Daniels as in such cases, made and provided by law, upon the giving of a bond in such sums as may be fixed by the court and the taking and filing an oath as required by law.

Dated this 10th day of November 1903.

Carrie R.Orton
Leonard Daniels, petitioners.

State of Washington)
ss
County of K i n g)

Mrs. Carrie R.Orton and Leonard Daniels being respectively duly sworn on oath say: That they are the petitioners named in the foregoing petition; that they have each heard said petition read, know the contents thereof and believe the same to be true.

Carrie R Orton
Leonard Daniels

Subscribed and sworn to before me this 10th day of November 1903

F.E.Brightman
(SEAL) N.P. for the State of Washington residing at Seattle.

Filed Nov. 11,1903, C.A.Koepfli

In the Superior Court of the State of Washington, for the County of King. In Probate.

In the Matter of the Estate of Samuel C.Orton Deceased. No. Decree Admitting Will to Probate.

Mrs. Carrie R.Orton and Leonard Daniels, having on the 11th day of November 1903, submitted to and filed in this court a certain document in writing of a testamentary nature, purporting to be the last will and Testament of Samuel C.Orton deceased and also their petition praying among other things for the admission to probate of the said document as and for the last will and testament of the said deceased.

Now on this 11th day of November 1903 the hearing of the said petition comes on regularly before the court in open session,

And it fully appearing to the satisfaction of the court that the said petition sets forth all the facts necessary to give this court jurisdiction over the estate of the said deceased and jurisdiction to admit to probate the last will and testament of the said deceased and witnesses having been examined under oath and their testimony taken and reduced to writing in open court towit: The testimony of Richard A. Ballinger and F.E.Brightman subscribing witnesses to the said will and the same having been filed and the evidence being closed and the matter having been duly and regularly and finally submitted to the court for

court finds the facts applicable to this matter to be as follows:

That the said Samuel C.Orton died testate on the 31st day of Oct. 1903 at Seattle,King County Washington, that at the time of his death the said deceased was a resident of King County Washington and left estate in and subject to administration in the County of King,State of Washington.

That the said Document purporting to be the last will and testament of the said Samuel C Orton deceased was duly executed by him in his lifetime towit: on the 21st day of October 1903 at Seattle,aforesaid in the presence of at least two competent witnesses, towit: Richard A Bellinger and F.E.Brightman the subscribing witnesses thereto and also that the said deceased then and there in the presence of the said witnesses published the said document as and declared the same to the said witnesses to be his last will and testament and the said witnesses then and there attested the same at his request and in his presence and in the presence of each other.

That the said deceased at the time of ~~xxx~~executing the said last will and testament was over the age of majority towit: of the age of 61 years and was of sound and disposing mind and memory and not acting under duress,menace fraud nor any undue influence whatsoever nor in any respect was he incompentent by last will to devise and bequeath his estate.

That Mrs. Carrie R Orton is named in the said will as sole devisee and executrix, that the said Carrie R.Orton is a resident of the State of Illinois, and therefore disqualified to act as such executrix under the jurisdiction of this court.

That the said Carrie R Orton and the said Leonard Daniels have filed herein their petition in writing asking the probate of said will and praying for the appointment of an administrator with the will annexed to execute said will as required by law.

Now therefore by reason of the law and the facts aforesaid, it is considered ordered,adjudged and decreed by the court here,that the jurisdiction to admit to probate the last will and testament of the said deceased appertains to our said Superior Court, that the said document submitted for probate on the 11th day of November 1903 is the last will and testament of the said Samuel C.Orton deceased and the same was properly and legally executed and is entitled to be and is admitted to probate.

That a certificateof probate thereof be granted and that the said last will and testament together with said certificate be duly entered of record in the record of wills, in this court, as provided by law, that due and regular notice be given herein pursuant to said petition of the hearing on the petition for the appointment of an Administrator herein with will annexed as by law required.

Done in open court this 11 day of November 1903.

Boyd J Tallman Judge.

Filed Nov.11,1903
C.A.Koepfli.

over

Instrument No. 16 104 - 646

Carrie R. Orton, an unmarried woman, (a widow) and who was such upon January 1st, 1903, and who since then has continuously remained unmarried to the date hereof, of the City of Lincoln, in County of Logan, and State of Illinois

to

George M. Soliday, of City of Chicago, in State of Illinois

Deed

Dated Dec. 16, 1908

Filed July 19, 1909 2:55 PM

Rec. vol. 117 D page 567

Consideration $10.00

WITNESSETH: That the said party of the first part, for and in consideration of the sum of $10.00 does by these presents grant, bargain, sell, convey and confirm unto the said party of the second part and to his heirs and assigns, the following described tracts, lots or parcels of land lying and being in the counties of King and County of Snohomish in State of Washington, being an undivided one third of all of the following described land to-wit:

(land in King county)

Following lands situate in Snohomish County, State of Washington to-wit:

(among other lands)

Lots 1 and all that part of Lot 2 lying north of a line beginning at a point 14.30 chains north of the ¼ section corner between Sections 13 and 18 thence west to Puget Sound, excepting right of way of Seattle and Montana Railway Company all in Section 13 and SW¼ of NE¼ of Sec. 25 all in Twp 27 N. of R 3 East W.M.

The intention being to convey to said second party, a full undivided one third of all lands owned by me whether described above or not, now owned by me in counties of King and Snohomish in State of Washington.

Together with all the appurtenances to have and to hold the said premises with the appurtenances unto the said party of the second part and his heirs and assigns forever.

Carrie R. Orton

Two witnesses

Acknowledged Dec. 17th, 1908 by Carrie R. Orton, an unmarried woman, (a widow) before Julius H. Schroeder, Notary Public in and for the State of Illinois, residing at Chicago (seal)

27

17

File No. 27194
Affidavit

State of Washington,)
County of K i n g) ss.

Filed Nov. 4 1920
Rec.Vol. 196 Ds.p.348

Leonard Daniels of lawful age, having been first duly sworn, upon his oath states that he has been a resident of King County Washington for more than twenty years and that for the past 17 years he has been acquainted with George W Soliday. That said Soliday has been and now is president of Orton Investment Company a Washington corporation. That this affiant is the agent of said corporation in the handling of its lands in Snohomish County Washington. That the records of Snohomish County seem to show that Carrie R Orton by deed dated December 16,1908 filed July 19, 1909 and recorded in Vol. 117 of Deeds pg. 567, conveyed the lands described in said deed to one George M. Soliday and that thereafter George W. Soliday and wife and Carrie R Orton by warranty deed dated Apr 8,1916 filed November 28,1916, Vol. 172 of Deeds pg424 conveyed the same lands to said Orton Inmestment Company, Affiant is familiar with all said deeds and transactions and he is confident that in said deed of Dec. 16, 1908 the conveyance was made to George W Soliday and that a clerical error was made in transcribing the grantee's name upon said Snohomish County records as George M. Soliday. Affiant further states that George M. Soliday, if the name so appears, and George W. Soliday are one and the same person and further affiant saith not.

Leonard Daniels

Subscribed and sworn to before me this 1st day of November 1920. Raymond D Hoyt
N.P.for Washington residing at Seattle.
(N.P.Seal).

28

Inst No 18 171-78

George W. Soliday and Virginia R. Soliday, husband and wife, and Carrie R. Orton, who was an unmarried woman, a widow, upon Jan 1st 1903 and who since then has continuously remained unmarried to this date.

to

The Orton Investment Company a corporation (Laws Wash)

File No. 226545

WARRANTY DEED.

Dated April 8 1916.

Filed Nov 28 1916, 8:37 am

Consideration $10 & other val cons.

Rec vol 172 D 424.

Grantors grant, bargain, sell, convey and confirm to Grantee, ~~the~~ with covenants to Warrant and Defend, the following described lands in Snohomish County, Washington to-wit:

(Among other lands)

All of Lot 1 (excepting the right of way of County Road and G.N. Railway) cont 10 acres more or less, and all that part of Lot 2 lying North of a line beginning at a point 14.30/100 chains north of the ¼ sec. corner between Sections 13 and 18 and thence west to Puget Sound (excepting right of way of County Road and Seattle and Montana Railway) cont 23.62 acres more or less, all in Sec 13, Twp 27 North of Range 3 East.

George W. Soliday
Virginia R.Soliday
Carrie R. Orton

Ack April 8 1916, by Carrie R. Orton, an unmarried woman, a widow, before Lillian Armstrong, Notary Public for State of Illinois residing at Lincoln, Ill. (Seal)

Ack Sept 27 1916, by George W.Soliday and Virginia R.Soliday husband and wife, before R.W.Green Notary Public for Washington residing at Seattle.(Seal)

Instrument No. 19

ARTICLES OF INCORPORATION	Certified Copy of Articles.
OF THE	Dated April 3rd, 1916.
ORTON INVESTMENT COMPANY.	Filed May 19, 1920 at 2:30 PM
	File No. 270741

We, George W. Soliday and V.R. Soliday, citizens and residents of the State of Washington and of the United States, whose names are hereinafter subscribed, do hereby associate ourselves together for the purpose of forming a corporation under and by virtue of the laws of the State of Washington for the formation of private corporations signing these articles in triplicate.

ARTICLE ONE.

The name of this corporation shall be Orton Investment Company, and its duration shall be for the term of fifty years.

ARTICLE TWO.

The objects and purposes for which this corporation is formed are as follows:

First: To engage in the purchase and sale of real estate, clearing, farming, improving, subdividing and disposing of same; to purchase, own, hold, mortgage, pledge, sell, convey, lease and deal in real and personal property and all interest therein or incidental thereto; to buy and sell notes, mortgages, bonds, securities and other evidence of indebtedness and to engage in any other lawful species of trade and business. (AND OTHERS.)

ARTICLE THREE.

The principal office and place of business of this corporation shall be in the city of Seattle, County of King, State of Washington.

ARTICLE FOUR.

The capital stock of this corporation shall be one hundred and fifty thousand dollars, which shall be divided into fifteen hundred shares of one hundred dollars each. That capital stock may be increased or diminished at any time as provided by law.

ARTICLE FIVE.

The number of the trustees of this corporation shall be two, but

SNOHOMISH COUNTY ABSTRACT CO. EVERETT, WASH.

(over)

at the regular annual meeting of the stockholders of the corporation in the month of July A.D. 1916 or at any time subsequent thereto, the number of Trustees may by by-laws of the corporation be increased to any number not exceeding five and the names of those who shall be first trustees and who shall manage the business of this corporation until July 15, 1916, are George W. Soliday and V.R. Soliday and said tristees have power to adopt by-laws for this corporation.

In Witness whereof, the said George W. Soliday and V.R. Soliday have hereunto set their hands and seal in triplicate hereof this 3d day of April A.D. 1916. .

George W. Soliday
V.R. Soliday

Two Witnesses.

Acknowledged April 3d, 1916 by George W. Soliday and V.R. Soliday before R.W. Green, Notary Public in and for the State of Washington residing at Seattle, Washington. (Seal)

CERTIFICATE Of Norman N. Wardall, Auditor of King County, State of Washington, and ex-officio recorder of Deeds, that the foregoing is a true and correct copy of Articles of Incorporation of the Orton Investment Company as filed in his office in File of Art. of Inc. #19754, Records of King County. Dated May 18th, 1920.

(Auditor's Seal) By L.F. Ebert, Deputy.

SNOHOMISH COUNTY ABSTRACT CO. EVERETT, WASH.

Instrument No. 20 190 - 130

Orton Investment Company, a Washington Corporation

to

J.M. Otto and Morris Rogers of Edmonds, Washington

Warranty Deed

Dated July 15, 1919

Filed Sept 5, 1919 at 2:45 PM

Rec. vol. 186 D 378

Consideration $10 and other

File No. 258902

Grantor does convey and warrant unto Grantee, the following described real estate in Section 13, Twp 27 North, Range 3 East, W.M. viz: All of Lot 1 and all that part of Lot 2 lying north of a line commencing at a point in the east boundary of said Lot 2 which point is 14.30 chains north of the quarter section corner between said section 13 and section 18, in Twp 27 N.Range 4 E., and running thence west to Puget Sound, subject to any road or roads affecting same and excepting herefrom the right of way of the Seattle and Montana Railway Company, its successors and assigns.

$7 revenue stamps

(corp seal)

Orton Investment Company
By George W. Soliday, Its President
Attest: Orton Investment Company
By V.R. Soliday, Its Secretary

Acknowledged July 30, 1919 by George W. Soliday and V.R. Soliday President and Secretary before Raymond D. Hoyt Notary Public for State of Washington, residing at Seattle (seal) (corporate acknowledgment)

32

Instrument No. 21 189 - 350

J.N. Otto and Morris Rogers each single and unmarried men of Edmonds Washington

to

Orton Investment Company a Washington corporation

) Mortgage

) Dated July 15, 1919

) Filed Aug 5, 1919 12:59 PM

) Consideration $10 and other valuable consideration

Rec. vol. 118 M 575

File No. 257611

Mortgagors grant, bargain, sell, convey and confirm unto the mortgagee, its successors, heirs and assigns, the following described real estate situate in Section 13, Twp 27 N.R. 3 E.W.M.; all of Lot 1 and all that part of Lot 2 lying north of a line commencing at a point in the east boundary of said Lot 2 which point is 14.30 chains north of the ¼ section corner between said section 13 and section 18, Twp 27 N.R. 4 E and running thence west to Puget Sound subject to any road or roads affecting same and excepting herefrom the right of way of the Seattle and Montana Railway Company its successors and assigns.

Mortgagors are granted the pricilege of having any sized tract or tracts of land from 2 acres up released herefrom upon payment to mortgagee in addition to the sums already paid upon the purchase price #375.00 per acre additional for any parcel abutting the paved road through the tracts and of $250 per acre additional for any parcel not abutting the paved road through this land, each such payment to be credited 1st upon the then earned and unpaid interest of said notes then the balance upon their principal.

to secure the payment of $4000.00 together with interest thereon at rate of 6% per annum from date until paid according to the terms and conditions of four certain promissory notes for $1000 each, bearing date July 15, 1919 due respectively on or before 1, 2, 3 & 4 years after date made by J.N. Otto and Morris Rogers payable to the order of Orton Investment Company (a Washington corporation) and these presents shall be void if such payment be made according to the terms and conditions thereof.

J.N. Otto
Morris Rogers

One witness
Acknowledged Aug 5, 1919 by J.N. Otto and Morris Rogers each a single and unmarried man, before Raymond D. Hoyt Notary Public for Washington, residing at ~~Snohomish~~ Seattle therein (seal)

Inst No 22 2o5-55

Orton Investment Company, a Washington corporation	File No. 283515.
to	Satisfaction of Mortgage.
J.N. Otto and Morris Rogers	Dated April 6, 1921
	Filed April 13, 1921, 9:22 am
	Rec vol 103 M 469
	Consideration $4000.

Orton Investment Company, a Washington Corporation, does hereby release the following described real estate to-wit:

Situate in Sec 13, Twp 27 North Range 3 East W.M. viz: All of Lot 1 and all that part of Lot 2 lying north of a line commencing at a point in the east boundary ofsaid Lot 2 which point is 14.30 acres north of the quarter section corner between said Sec 13, and Sec 18 Twp 27 N.R. 4 E. and running thence west to Puget Sound, excepting the right of way of Seattle and Montana Railway Company, its successors and assigns,
from the mortgage given thereon (together with other property) by J.N. Otto and Morris Rogers, dated July 15, 1919, as security for the payment of the sum of $4000 which mortgage is recorded on page 575 of Volume 118 of Mortgages, records in the office of the Auditor of Snohomish County,Washington.

And in consideration of said payment said corporation does hereby remise, release and forever quit-claim unto said J.N. Otto and Morris Rogers and to their successors, all and singular the land and premises hereinbefore described.

Orton Investment Company
By Geogge W.Soliday, President.
(CorpSeal) Attest: V.R.Soliday, Secretary.

lWit.

Ack April 11, 1921 by George W.Soliday and V.R.Soliday President and Secretary before Raymond D. Hoyt, Notary Public for Washington residing at Seattle.(Seal) (Corp ack)

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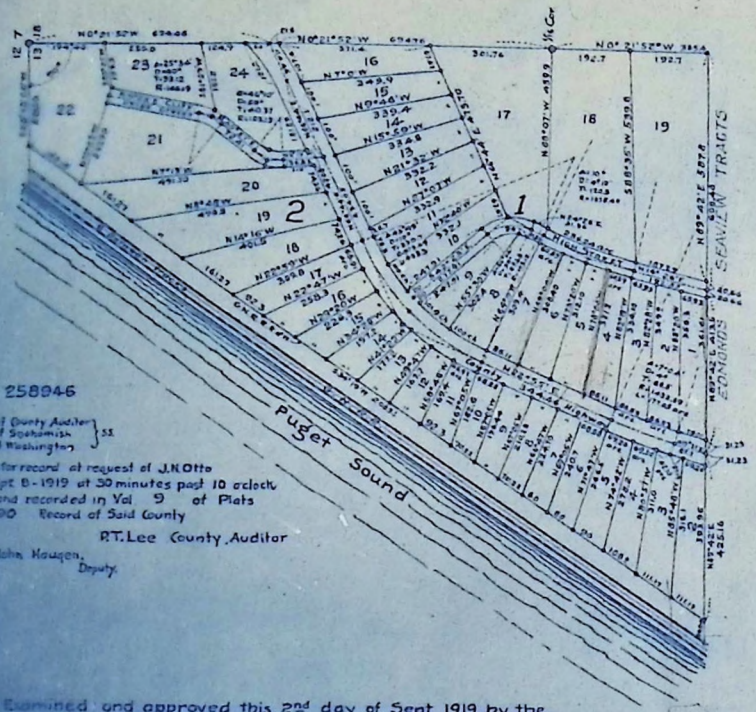

PLAT OF
SEAHURST
SNOHOMISH Co. Wn.

258946

Office of County Auditor
County of Snohomish } ss.
State of Washington

Filed for record at request of J.N.Otto on Sept 8-1919 at 30 minutes past 10 o'clock AM and recorded in Vol 9 of Plats Page 90 Record of Said County

R.T.Lee County Auditor

By John Haugen, Deputy.

Examined and approved this 2nd day of Sept 1919 by the Board of County Commissioners.

C.H.Quast.
Chairmen Board of County Commissioners.

Examined and approved this 2nd day of Sept. 1919. by the County Engineer.

F. G. Teqtmeier
County Engineer.

I, D.Carl Pearson Treasurer of Snohomish County do hereby certify that all taxes on the above described property are fully paid up to and including taxes for the year 1919.

In Witness Whereof I have I hereunto set my hand and affixed my official seal this 8th day of Sept. 1919.

D. Carl Pearson
Co. Treasurer.

I, O.W.Brickner, a Civil Engineer, do hereby certify that I made a survey of the herein described property, and platted same, and that the said survey and plat are correct.

O.W Brickner

Description.

This plat of Seahurst embraces the following described tract of land. Beginning at the ¼ corner on the east boundary of Section 13 Twp. 27 N.R. 3 E W.M., thence along east boundary of said Section 13- N0° 21' 52" W 943.2 ft. to an intersection with the north boundary of "Edmonds Sea View Tracts",- thence S89° 42' W 1447.5 ft. along N. bdy. of said tracts,- to an intersection with the easterly Right-of-Way line of the Great Northern Ry- the true place of beginning;- thence N89° 42 E 1447.5 ft,- thence N0° 21' 52" W- 1714.82 ft. to the N.E. Corner of said Section 13;- thence S89° 38' 08" W 2618.3 ft. to an intersection with the easterly Right-of-Way line of the Great Northern Ry,- thence S 34° 19' W 2083.1 ft. to true place of beginning

Dedication.

Know All Men by These Presents that we J.N.Otto. a widower, and Morris Rogers a bachelor, are the owners of the land shown on the accompanying plat, which plat is hereby designated as Plat of "Seahurst," which is more particularly described under "Description," that the sizes and dimensions of all lots blocks and streets are correctly shown in feet and decimals of feet, and that we, J.N.Otto and Morris Rogers do hereby dedicate all of said streets and avenues to the public as public highways. Whereof the said J.N.Otto and Morris Rogers have caused these presents to be signed this 4 day of August 1919.

J.N.Otto.
Morris Rogers.

Acknowledgment.

State of Washington } ss.
County of Snohomish }

On this 4 day of August 1919 before me personally appeared J.N.Otto and Morris Rogers known to me to be the persons who executed the foregoing instrument and on oath say that they are the owners of the above described tract of land, and acknowledged the said instrument to be their free and voluntary act for the uses and purposes therein stated.

In Witness Whereof I have hereunto set my hand and affixed my seal the day and year first above written.

J. E. Wilson,
Notary Public in and for the State of Washington.
residing at Edmonds.

J. E. WILSON NOTARY PUBLIC STATE OF WASHINGTON

Instrument No. 24 190 - 542

J. N. Otto, a widower

to

W.H. Otto and S.J. Mothershead, both married

Warranty Deed

Dated Sept 12, 1919

Filed Sept 24, 1919 at 8:38 AM

Consideration $2000.00

Rec. vol. 186 D 456

File No. 259594

Grantor does convey and warrant unto Grantee, an undivided one half interest in and to the following described real property, to-wit: Lot 1 and that part of Lot 2 lying north of a line running east and west through said lot from a point on the east line of said lot 14.30 chains north of the southeast corner thereof, in Section 13, Twp 27 N.R. 3 E.W.M., except the tide lands in front of said lots, which property has now been platted into what is known as Seahurst Tracts, subject nevertheless to a certain mortgage given as security for the payment of a note in the sum of $4000 dated July 15, 1919, and payable to the Orton Investment Company, a corporation.

$2 in revenue stamps

J.N. Otto

One witness

Acknowledged Sept 12, 1919 by J.N. Otto a widower before Edward L. Turner Notary Public for Washington, residing at Edmonds (seal)

36

Instrument No. 25 197 - 672

Wm. H. Otto	}	Affidavit
to	}	Dated May 15, 1920
The Public	}	Filed May 25, 1920 at 8:45 AM
		Rec. vol. 194 D page 253
		File No. 270976

State of Washington,
County of Snohomish ss

Wm. H. Otto being first duly sworn on oath deposes and says that he is a brother of J.N. Otto grantor in deed filed in the office of the county auditor of Snohomish County, Washington September 24, 1919, and recorded in vol. 186 of deeds, page 456, that said J.N. Otto became a widower December 10, 1918, and has been such since.

W.H. Otto

Subscribed and sworn to before me May 15, 1920

F.W. Peabody
Notary Public in and for the State of Washington,
residing at Edmonds (seal)

37

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON, IN AND FOR THE COUNTY OF SNOHOMISH

IN THE MATTER OF THE ESTATE of Anna Otto, Deceased	No. 5670 PETITION

To the Honorable Judge of the above entitled court:
The petition of W.H. Otto respectfully shows to the court:

I

That Anna Otto died in Edmonds, Snohomish County, State of Washington, on the 22nd day of July, 1922; that at the time of her death she was a resident of Edmonds, Snohomish County, Washington.

II

That decedent left no will.

III

That the said decedent left estate in the State of Washington, subject to administration, consisting of a house and lot in Edmonds, Snohomish County, Washington; of an interest in acreage in Snohomish County, Washington, and of furniture being used in the occupation of the above named dwelling house. That the property mentioned in this paragraph is community property and the interst of the decedent in said property is a community interest therein; that the personal property, together with the rents and profits from the real estate amount approximately to the sum of $200.

IV

That the said decedent left surviving her the following heirs:
W.H. Otto, husband, living at Edmonds, Washington.
Mrs. Bertha Amburgur, age 26, living at Weiser, Idaho, a daughter.
Mrs. Minnie Oake, daughter, age 21, living at Edmonds, Wash.
Mr. Harold Ackerman, son age 25, living at Portland, Oregon
Blanche Otto, daughter age 3½ living at Edmonds, Wash.
George A. Ackerman 24, living at Edmonds, Washington.

V

That W.H. Otto is a resident of Edmonds, Snohomish County, Washington, the surviving husband of the deceased, over the age of twenty-one years, and a fit and proper person to be appointed administrator of said decedent, Anna Otto.

Wherefore, your petitioner prays that W.H. Otto be appointed administrator of said estate of Anna Otto, and that letters of administration upon said estate be issued to him.

Otto D. Anderson
Atty for petitioner

IR # 2

Verified July 31, 1922 by W.H. Otto, before Otto D. Anderson,
Notary Public for Washington, residing at Edmonds

Filed July 31, 1922

(TITLE) ORDER APPOINTING ADMINISTRATOR

The petition of W.H. Otto praying that W.H. Otto be appointed administrator upon the estate of Anna Otto, deceased, coming on regularly for hearing this day, and it appearing that petitioner is the husband of deceased, and that notice of this hearing is therefore not required b law; and testimony in support of the allegations of said petition being heard, the court finds; that the matters set forth in the petition are true; that the petition sets forth facts essential to give this court jurisdiction over said estate; that the said Anna Otto died intestate on the 22nd day of July, 1922, at Edmonds, Snohomish County, Washington; that at the time of her death the said deceased was a resident of Edmonds, Snohomish County, Washington, and left estate in Edmonds Snohomish County, Washington. That the petitioner herein W.H. Otto is the surviving husband of the said deceased and said W.H. Otto is a suitable and competent person to administer said estate.

WHEREFORE it is ordered that the said W.H. Otto be and he hereby is appointed administrator of the estate of Anna Otto, deceased, and that letters of administration upon said estate be issued to him upon his filing a bond in the sum of $200.00 and oath.

Done in open court this 31st day of July, 1922.

Ralph C. Bell
Judge

Filed July 31, 1922

On July 31, 1922, the administrator filed his bond, which was approved by the court, took the oath required by law, and letters were duly issued to him.

(TITLE) ORDER APPOINTING APPRAISERS

Upon motion of W.H. Otto, administrator of the above entitled estate, it is hereby ORDERED

That H.V. Allen, Samuel F. Street, and Henry Chandler, be and the same are hereby appointed appraisers of the above entitled estate.

Done in open court this 7th day of August, 1922.

Guy C. Alston

Filed Aug 7, 1922.

(TITLE) INVENTORY AND APPRAISEMENT

State of Washington,
County of Snohomish ss

W.H. Otto, administrator of the above entitled estate, being duly sworn, on his oath, says that the within is a true inventory of all the estate of said decedent coming into his hands.

W.H. Otto

Subscribed and sworn to before me this 8th day of August, 1922.

Otto D. Anderson
Notary Public for Washington, residing at Edmonds

State of Washington,
County of Snohomish ss

Samuel F. Street, H.V. Allen, and Henry Chandler being first duly sworn, on oath, each for himself, says: that he will truly, honestly and impartially appraise the property of said estate which shall be exhibited to him, to the best of his knowledge and ability.

Samuel F. Street
H.V. Allen
H.A. Chandler

INVENTORY

REAL ESTATE	APPRAISED VALUE
Lots 7and 8 less the N 16 feet of said lot 8, block 1 Gephart's Addition to the City of Edmonds, Snohomish County, Washington, Value of whole	$1500.00
½ interest in Seahurst Tracts a suburban addition. The interest of the estate in this property includes an equity in the following lots in said Seahurst Tracts: Tracts 6, 7, 8, 9, 15, 16, 17, 18 and 19 of Block 2 of said Seahurst Tracts and tracts 8, 9, 17, 18 and 19, Block 1 Seahurst Tracts. . . .	1000.00
Lots 5 to 12 inclusive Block "J" Plat of Edmonds. .	50.00
Total real estate	$2550.00
PERSONAL PROPERTY	
Household goods.	100.00
Total appraised value of estate.	$2650.00

We, the undersigned duly appointed and qualified appraisers of the estate of Anna Otto, deceased, hereby certify that the property set forth and mentioned in the foregoing inventory has been exhibited to us, and that we appraise each item thereof as above set forth and the total at $2650.

Samuel F. Street

MR # 4

H.V. Allen
H.A. Chandler Appraisers

Filed Aug 28, 1922

(TITLE) PETITION TO SET ASIDE PROPERTY IN LIEU OF HOMESTEAD

Comes now W.H. Otto, surviving spouse of said Anna Otto, deceased, and petitioning the court, respectfully shows:

I

That Anna Otto died in Edmonds, Snohomish County, Washington, on the 22nd day of July, 1922.

II

That said Anna Otto left as heirs at law the following persons, to-wit:

Name	age	relationship	Address
W.H. Otto		husband	Edmonds, Washington
Bertha Amburgur	26	daughter	Weiser, Idaho
Harold Ackerman	25	son	Portland, Oregon
George A. Ackerman	24	son	Edmonds, Washington.
Minnie Oake	21	daughter	Edmonds, Washington,
Blanche Otto	3½	daughter	Edmonds, Washington.

III

That the inventory and appraisement of said estate of Anna Otto, deceased, filed in this court on the 14th day of August, 1922, shows said estate to consist of real estate $2550, and household goods $100.

IV

That the funeral expenses and expenses of the last sickness have been paid, and the expenses of administration will not exceed the sum of $75.

V

That neither Anna Otto, deceased, nor W.H. Otto, your petitioner, during the life time of said Anna Otto selected a homestead out of said estate, nor has your petitioner selected any homestead therefrom since the death of said Anna Otto.

VI

That the property which your petitioner is here asking this court to set aside to him in lieu of a homestead is valued and described as follows:

REAL ESTATE

Lots 7 and 8 less the north 16 feet of said lot 8, Block 1 Gephart's addition to the City of Edmonds, Snohomish County, Washington, appraised value. $1500

½ interest in Seahurst tracts, a suburban addition. The interest of the estate in this property includes an equity in the following described lots in said sea in Seahurst tracts; Tracts 6, 7, 8, 9, 15, 16, 17, 18 and 19, Block 2 of said Seahurst Tracts and tracts 8, 9, 17, 18 and 19, Block 1 Seahurst Tracts. 1000.00

40

Lots 5 to 12 inclusive, Block "J" Plat of Edmonds	$50.00
Total value of real estate	$2550.00

PERSONAL PROPERTY.

Household goods. .	100.00
Total real estate and personal property	$2650.00

as shown by the inventory and appraisement on file herein, and that said property constituted a part of the community estate of your petitioner and said Anna Otto, deceased, during the latter' lifetime, and that the dwelling house now occupied by your petitioner and which was so occupied by him and Anna Otto, deceased, during the latter's life time is situated upon the real estate above described, and that the aforementioned household goods are now being used by your petitioner in the occupation of said premises.

VII

That it is necessary that a guardian ad litem be appointed for Blanche Otto, minor daughter of Anna Otto, deceased, to represent said Blanche Otto upon the hearing of this petition; that C.T. Roscoe is a fit and proper person to be appointed guardian ad litem of said Blanche Otto.

Wherefore, your petitioner respectfully prays the court for an order:

I

Appointing C.T. Roscoe, guardian ad litem of Blanche Otto, minor daughter of Anna Otto, deceased, for the purpose of representing said Blanche Otto upon the hearing of this petition to set aside property in lieu of homestead to W.H. Otto, surviving spouse of said Anna Otto, deceased.

2

Setting a time for hearing upon this petition.

3

Directing the clerk of this court to give notice of such hearing by posting a copy of said notice in 3 public places in said Snohomish County, Washington, for a period of ten days preceding said hearing.

4.

Upon the hearing of said petition for an order setting over a and awarding to your petitioner herein, the following described real and personal property, a part of the estate of said Anna Otto, deceased, to-wit:

Real estate
(same description as shown in inventory herein)

Verified Aug 14, 1922 by W.H. Otto, before Otto D. Anderson, Notary Public for Washington, residing at Edmonds

Filed Aug 14, 1922.

MR # 6

(TITLE) ORDER APPOINTING GUARDIAN AD LITEM

This matter having been brought on for hearing this 14th day of August, 1922, upon the petition of W.H. Otto, surviving spouse of Anna Otto, deceased, in which said W.H. Otto is asking that the following described property be set off and awarded to him in lieu of homestead;

Lots 7 and 8 less the north 16 feet of said lot 8 Block 1 Gephart's Addition to the City of Edmonds, Washington.

¼ interest in Seahurst tracts, a suburban addition, the interest of the estate in this property includes an equity in the following lots in Seahurst Tracts: Tracts 6, 7, 8, 9, 15, 16, 17, 18 and 19, Bloc 2, of said Seahurst Tracts, and tracts 8, 9, 17, 18 and 19, Block 1, Seahurst Tracts.

Lots 5 to 12, inclusive, Block "J" Plat of Edmonds.

Household goods now being used by petitioner in his occupation of the premises first above described and that a guardian ad litem be appointed to represent his minor daughter, Blanche Otto, aged three and one-half years, at the hearing on said petition, and the court being fuly advised, and it appearing that such a guardian ad litem should be appointed,

NOW, THEREFORE, it is hereby ordered that C.T. Roscoe, an attorney-at-law, be and he hereby is appointed as guardian ad litem to represent said minor daughter Blanche Otto, upon the hearing of the above petition.

Done in open court this 14th day of August, 1922.

Guy C. Alston
Judge

Filed Aug 14, 1922

(TITLE) ORDER SETTING TIME FOR HEARING PETITION TO SET ASIDE PROPERTY IN LIEU OF HOMESTEAD

W.H. Otto having on the 14th day of August, 1922, presented to and filed in this court an application in writing praying that this court set over and award to him property belonging to the above entitled estate and described as follows:

Real estate

Lots 7 and 8 (less the north 16 feet of said Lot 8) Block 1, Gephart's Addition to Edmonds, Snohomish County, Washington.

¼ interest in Seahurst Tracts, a suburban addition. The interest of the estate in this property includes the following described tracts: Tracts 6, 7, 8, 9, 15, 16, 17, 18 and 19, Block 2 of said Seahurst Tracts, and tracts 8, 9, 17, 18 and 19, Block 1 Seahurst Tracts.

Lots 5 to 12, inclusive, Block "J" Plat of Edmonds.
Household goods now being used by petitioner in his occupation of the premises first hereinabove described.

42

IT IS ORDERED that the 28th day of August, 1922 at 9:30 A.M., at the courtroom of the Probate department of said court in the City of Everett in said county be fixed as the time and place for hearing said petition and that notice of the hearing of said p tition be given by clerk of this court by posting said notice in three public places in said county for a period of ten days.

Done in open court this 14th day of August, 1922.

Guy C. Alston
Judge

Filed Aug 14, 1922

(TITLE) NOTICE

Notice is hereby given that W.H. Otto has filed in the Superior Court of the State of Washington for Snohomish County, her petition praying that property belonging to the estate of Anna Otto, deceased, and described as follows, to-wit:

Real estate

Lots 7 and 8 (less the north 16 feet of said lot 8) Block 1 Gephart's Addition to the City of Edmonds, Snohomish County, Washington.

½ interest in Seahurst Tracts, a suburban addition. The interest of the estate in this property includes an equity in the following described lots in Seahurst Tracts; Tracts 6, 7, 8, 9, 15, 16, 17, 18 and 19, Block 2 of said Seahurst Tracts, and tracts 8, 9, 17, 18 and 19, Block 1 Seahurst Tracts.

Lots 5 to 12, inclusive, Block "J" Plat of Edmonds.

Personal property.

Household goods, now used by p titioner in his occupation of the premises first above described.

be set over and awarded to him in fee simple, in lieu of homestead, and that the 28th day of August, 1922, at 9:30 o'clock A.M. of said day in the court toom of the Probate Department of said Superior Court has been set for hearing said petition.

Guy C. Alston
judge of said superior court and the seal of said court, hereunto affixed

Dated this 14th day of August, 1922.

(seal)

Adrian Hulbert
Clerk
By Frank A. Turner, Deputy

Filed Sept 2, 1922.

(TITLE) AFFIDAVIT OF POSTER

State of Washington,
County of Snohomish ss

Otto D. Anderson of said county and State, being duly sworn on oath states; that he is a citizen of the State of Washington

and of the United States; is not interested in the estate of Anna Otto, deceased, not a party thereto; that on the 14th day of August, 1922, he posted three notices each of which was a full, true and exact copy of the notice hereunto attached, in three of the most public places in Snohomish County, to-wit:

One of the said notices at the city Hall of the city of Everett, Snohomish County, Washington; one at the county Jail in the City of Everett, in sa d county; and one at the court house of Snohomish County, the place where the superior court of said county is held.

That each of said notices was by affiant conspicuously posted up in a place and manner most likely to attract the attention of the public.

Otto D. Anderson

Subscribed and sworn to before me this 28th day of August, 1922.

C.T. Roscoe, Notary Public
in and for the State of Washington, residing at Everett

Filed Aug 28, 1922.

(TITLE) DECREE SETTING ASIDE PROPERTY IN LIEU OF HOMESTEAD

This cause having come on for hearing on this 28th day of August, 1922, upon the petition of W.H. Otto, surviving spouse of Anna Otto, deceased, filed in this court on the 14th day of August, 1922, asking that all of the property of the estate of Anna Otto, deceased, be set aside and awarded to the said W.H. Otto in lieu of homestead provisions of the law, and all exemptions, and testimony having been taken in open court in support of the allegations of said petition, and it appearing to the satisfaction of the court that no homestead has bee claimed by the said W.H. Otto, surviving spouse of Anna Otto, deceased in the manner provided by law, either prior to subsequent to the death of said Anna Otto; and it further appearing that the funeral expenses, the expenses of the last sickness, and of administration of said estate have been paid or provided for; and it further appearing that notice of the hearing of the said petition has been given as ordered by this court, by the posting of said notice in three public places in Snohomish County prior to the hearing of said petition; and it further appearing to the court that the property described in said petition consists in part of the community estate of the petitioner herein and Anna Otto, deceased, and in part of the separate property of said petitioner, and includes the dwelling house now occupied by the petitioner, W.H. Otto, and was so occupied by him and Anna Otto deceased, during the latter's life time, and also includes the household goods now being used by the petitioner in his occupation of said dwelling house; and that said property described in said petition does not exceed the value of $3000.00 exclusive of any mortgage or mechanic's, laborer's, material men, or vendors' liens; and it further appearing that there is one minor child of the deceased and this petitioner, to-wit, Blanche Otto, of the age of three and one-half years, and that said minor is represented at this hearing on said petition, by his lawfully appointed guardian ad litem, C.T. Roscoe, an attorney-at-law, and that said guardian on behalf of

said minor, Blanche Otto, has waived all opposition to the granting of this petition of W.H. Otto,

NOW, THEREFORE, IT IS ORDERED, ADJUDGED, AND DECREED THAT the following described property belonging to the estate of Anna Otto, deceased, and to said W.H. Otto, the same being all of the property belonging to said deceased, and to said W.H. Otto, be, and hereby is, awarded and set off to the said W.H. Otto, surviving spouse of Anna Otto, deceased, and that title to said property shall vest and hereby is vested in said W.H. Otto absolutely, in fee simple:

REAL ESTATE :

Lots 7 and 8 (less the north 16 feet of said Lot 8, block 1 Gephart's Addition to Edmonds, Snohomish County, Washington.

½ interest in Seahurst Tracts, a suburban Addition. The interest of the estate in this property includes the following described tracts: Tracts 6, 7, 8, 9, 15, 16, 17, 18 and 19, Block 2 of said Seahurst Tracts, and Tracts 8, 9, 17, 18 and 19, Block 1 Seahurst Tracts.

Lots 5 to 12, inclusive, Block "J" Plat of City of Edmonds

Personal property / household goods now being used by petitioner in his occupation of the permises first hereinabove described

IT IS FURTHER ORDERED AND DECREED that there shall be no further administration upon the above described property, nor upon the estate of Anna Otto, deceased, and it is further ordered that W.H. Otto administrator of the estate of Anna Otto, deceased, be, and he hereby is, discharged as such administrator, and his sureties discharged from further liability upon the official bond of such administrator.

IT IS FURTHER ORDERED AND DECREED that the awards made herein shall be in lieu of all homestead provisions of the law, and all exemptions, and such awards shall be conclusive and final except on appeal and except for fraud.

Done in open court this 28th day of August, 1922.

Guy C. Alston
Judge

Filed Aug 28, 1922

(TITLE) ORDER APPOINTING APPRAISERS

Upon motion of W.H. Otto, administrator of the above entitled estate, It is hereby ORDERED

That H.V. Allen, Samuel F. Street, and Henry Chandler, be and the same are hereby appointed appraisers of the above entitled estate.

Done in open court this 7th day of August, 1922.

Guy C. Alston

Filed Aug 7, 1922.

IR # 10

(TITLE) PETITION FOR LETTERS OF ADMINISTRATION DE BONIS NON

Comes now your petitioner, W.H. Otto, and respectfully shows to the Court as follows:

I

That Anna Otto died at Edmonds, Washington, on the 22nd day of July, 1922.

II

That thereafter and on the 31 day of July, 1922, your petitioner was, by the above entitled court, appointed administrator of said estate.

III

That thereafter, and on the 28 day of August, 1922, pursuant to a petition regularly filed therein, an order of said court was entered setting aside to this petitioner as surviving spouse of said Anna Otto, deceased, all of the property of said estate mentioned and set forth in the Inventory and Appraisement filed therein. That said order further provided that no further administration of said estate should be had.

IV

that thereafter your petitioner found that through inadvertency and mistake several pieces of real estate which had, previous to the death of said Anna Otto, deceased, been sold on contract, had not been included in the original inventory and appraisement on file insaid estate.

V

That it is necessary that an administrator de Bonis Non be appointed for the purpose of filing a supplementary inventory and appraisement in said estate for probating said addition property belonging to said estate and not included in the original administration hereof.

VI

That your petitioner is the surviving spouse of said Anna Otto, deceased, that he is a citizen of the United States and a fit and proper person to be appointed administrator de Bonis Non of said estate.

Wherefore, your petitioner respectfully prays that he be appointed administrator de Bonis Non of said estate.

WHEREFORE, your petitioner respectfully prays that he be appointed administrator de Bonis Non of the estate of Anna Otto, deceased.

Roscoe, Anderson & Forde,
Attorneys for Petitioner

State of Washington
ss.
County of Snohomish.

W.H. Otto, being first duly sworn on oath, deposes and says: That he is the petitioner named in the foregoing petition; that he has read the above petition, knows the contents thereof and believes the same to be true and correct.

W.H. Otto

40

(over)

Subscribed and sworn to before me this 17th day of Dec 1923.

C.T.Roscoe, Notary Public in and for the
State of Washington residing at Everett.

Filed Dec. 28, 1923.

(TITLE) ORDER.

In the Matter of the Appointment of an Administrator de bonis non of the above entitled action, having come on to be heard on the 31st day of Dec 1923 and it appearing to the Court that the property belonging to said estate and included in the original Inventory and Appraisement filed herein by the Administrator of said estate and appraised at the sum of $2650 was heretofore set aside in lieu of homestead to the surviving spouse W.H. Otto, and it further appearing to the court that since said order setting aside property in lieu of homestead to the surviving spouse was entered, that additional property belonging to the estate of said Anna Otto, deceased, has been discovered and that said property consists of an equity in real estate of the probable value of $200 and it appearing that the petitioner herein is the surviving spouse of said deceased and was the original administrator of said estate and is a suitable person and legally competent to act as such administrator de bonis non and is a citizen of the United States.

IT IS THEREFORE ORDERED that W.H. Otto be and he is hereby appointed administrator of the above entitled estate.

IT IS FURTHER ORDERED that upon filing a bond in the sum of $200 to be approved by this Court and administrators oath declared by law, Letters of Administration de bonis non of the above entitled estate be issued to said W.H. Otto.

Done in open Court on this 9th day of Feb 1924.

Ralph C. Bell, JUDGE

Filed Feb 9, 1924.

On Dec. 31, 1923, the Administrator filed his bond, which was approved by the Court and letters were duly issuedto him.

(TITLE) ADDITIONAL INVENTORY & APPRAISEMENT.

STATE OF WASHINGTON ss
COUNTY OF SNOHOMISH.

W.H. Otto, Administrator de Bonis Non of the estate above entitled, being duly sworn on oath says that the within is a true inventory of all the estate of said decedent coming into his hands since the filing of the last inventory.

W.H. Otto

Subscribed and sworn to before me this 10th day of Jan. 1923.

J.E.Wilson, Notary Public in and for the
State of Washington residing at Everett.
(Seal)

47

(over)

State of Washington
County of Snohomish. ss

F.R.Beeson, H.V.Allen, and Henry Chandler, being duly sworn on oath each for himself, says: That he will truly, honestly and impartially appraise the property of said estate which shall be exhibited to him to the best of his knowledge and ability.

F.R.Beeson
H.V.Allen
Henry Chandler.

Subscribed and sworn to before me this 10th day of Jan 1923.

J.E.Wilson, Notary Public in and for the State of Washington residing at Everett. (Seal)

INVENTORY

REAL ESTATE	APPRAISED VALUE
A community interest in a one-fourth interest in an equity in the following described property to-wit: Tracts 1, 2, 3, 4, 5, 6, 7, 10 11, 12, 13, 14, 15 and 16 in Block 1 of Seahurst Tracts, situated in the county of Snohomish, State of Washington, and Lots 2, 3, 4, 5, 10, 11, 12, 13, 14, 15 in Block 2 of Seahurst Tracts, situated in the County of Snohomish State of Washington..	$200.00

Appraised at Edmonds, Wash.

We, the undersigned, duly appointed and qualified appraisers of the estate of Anna Otto, deceased, hereby certify that the property set forth and mentioned in the foregoing inventory has been exhibited to us and that we appraise each item thereof as above set forth and the total at $200.00.

F.R.Beeson
H.V.Allen
Henry Chandler.

Filed Feb 13, 1924.

(TITLE)

PETITION TO SET ASIDE ADDITIONAL PROPERTY IN LIEU OF HOMESTEAD.

Comes now W.H. Otto, surviving spouse of said Anna Otto, deceased, and petitioning the court, respectfully shows:

1.

That heretofore and on the 28th day of Aug 1922, an order was entered in the above entitled court herein setting aside in lieu of homestead to your petitioner, property of said estate of the appraised value of $2650. that subsequently your petitioner, as administrator de bonis non of said estate, found additional property belonging to said estate not listed in the original inventory thereof, consisting of the following described property and valued at $200 as shown by the supplementary inventory and appraisement on file herein, to-wit:

(same description as shown above)

xxx (over)

42

That it is necessary that a guardian ad litem be appointed for Blanche Otto, minor daughter of Anna Otto, deceased, to represent said Blanche Otto upon the hearing of this petition; that - is a fit and proper person to be appointed guardian ad litem of said Blanche Otto.

Wherefore, your petitioner respectfully prays the Court for an Order:

1. Appointing - - guardian ad litem of Blanche Otto, minor daughter of Anna Otto, deceased, for the purpose of representing said Blanche Otto upon the hearing of this petition to set aside additional property in lieu of homestead to ~~Wx~~E.W.H.Otto, surviving spouse of said Anna Otto, deceased.
2. Setting a time for hearing upon this petition.
3. That notice be given of such hearing by posting a copy of said notice in three public places in said Snohomish County, Washington, for a period of 10 days preceding said hearing.
4. Upon the hearing of said petition for an order setting over and awarding to your petitioner herein the following described real property, a part of the estate of said Anna Otto, deceased, to-wit:

A community estate in a one-fourth interest in an equity in the following described property to-wit: Tracts 1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15 and 16 in Block 1 of Seahurst Tracts situated in the county of Snohomish, State of Washington, and Lots 2, 3, 4, 5, 10, 11, 12, 13, and 14 in Block 2 of Seahurst Tracts, situated in the county of Snohomish, State of Washington.

O. Duncan Anderson, Attorney for Petitioner

State of Washington
ss.
County of Snohomish.

W.H. Otto, being first duly sworn on oath deposes and says: That he is the petitioner named in the foregoing petition; that he has read the above petitioner knows the contents thereof and believes the same to be true and correct.

W.H. Otto

Subscribed and sworn to before me this 6th day of Feb. 1923.

C.T.Roscoe, Notary Public in and for State of Washington residing at Everett.

Filed Feb 13, 1924.

(TITLE) ORDER SETTING TIME FOR HEARING ON PETITION TO SET ASIDE PROPERTY IN LIEU OF HOMESTEAD TO SURVIVING SPOUSE

This matter coming on for hearing on this 18th day of Feb 1924, upon the petition of W.H. Otto, surviving spouse of Anna Otto, deceased, asking that the following described real estate belonging to the estate of said Anna Otto, deceased:

(same description as shown above)

be set aside to him in lieu of homestead and asking that a time and place for hearing upon said petition be fixed and the Court being fully advised:

(over)

It is hereby ORDERED that the 25th day of Feb 1924 at 9:30 o'clock A.M. at the Court room of the Probate Department of said Court in the City of Everett, said County, be fixed as the time and place for hearing said petition.

It is further ORDERED that a notice of said hearing be given by posting said Notice in three public places in said county of Snohomish.

Guy C. Alston, JUDGE.

Filed Feb 13, 1924.

(TITLE) ORDER.

This matter coming on for hearing this 18th day of Feb 1924 upon the petition of W.H. Otto for an order appointing a guardian ad litem to represent his minor child at the hearing on the petition of said W.H. Otto, to set aside property of the estate in lieu of homestead and it appearing to the Court that Clifford Newton, an attorney at law of Everett, Snohomish County, Washington, is a fit and proper person to act as such guardian ad litem, now therefore,

IT IS HEREBY ORDERED that Clifford Newton be and he is hereby appointed guardian ad litem of said Blanche L. Otto, and will represent her at the hearing of said petition to set aside property of said estate in lieu of homestead.

Done in open Court on this 18th day of Feb. 1924.

Guy C. Alston, JUDGE.

Filed Feb 18, 1924.

(TITLE) OATH OF GUARDIAN AD LITEM

STATE OF WASHINGTON,
ss.
COUNTY OF SNOHOMISH.

CLIFFORD NEWTON, being first duly sworn on oath deposes and says: That I am the person appointed Guardian ad Litem for Blanche L Otto, a minor in the above entitled matter and that I will perform according to law, the duties of my trust as Guardian ad Litem aforesaid, so Help me God.

Clifford Newton

Subscribed and sworn to before me this 18th day of Feb 1924.

John Sandidge, Notary Public in and for the State of Washington residing at Everett.

Filed Feb 18, 1924.

(TITLE) NOTICE OF HEARING ON PETITION TO SET ASIDE PROPERTY IN LIEU OF HOMESTEAD TO SURVIVING SPOUSE.

(over)

50

NOTICE IS HEREBY GIVEN that W.H. Otto, surviving spouse of said Anna Otto, deceased, has filed in the above entitled court his petition asking that the following described property belonging to the estate of said Anna Otto, deceased, be set aside to him in lieu of homestead:

A community estate in a one-fourth interest in an equity in the following described property to-wit: Tracts 1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15 and 16 in Block 1 of Seahurst Tracts, situated in the county of Snohomish, State of Washington, and Lots 2, 3, 4, 5, 10 11, 12, 13 and 14 in Block 2 of Seahurst Tracts, situated in the county of Snohomish, State of Washington,

and that the aboveentitled court has fixed the 18th day of Feb 1924 at 9:30 o'clock A.M. at the court room of the Probate Department of said Court in the City of Everett, in said County, as the time and place for hearing said petition.

O. Duncan Anderson
Roscoe Anderson & Forde,
Attys for Petitioner.

(TITLE) AFFIDAVIT OF POSTING.

STATE OF WASHINGTON
ss
COUNTY OF SNOHOMISH.

O.D.Anderson, being first duly sworn on oath deposes and says: That he is a citizen of the United States; over the age of 21 years; and not interested in the above entitled estate; that on the 13th day of Feb. 1924 he posted a true copy of the attached Notice of Hearing of Petition to set aside property in Lieu of Homestead in three of the most public places in the county of Snohomish, to-wit: one at the entrance to the Court House of Snohomish County in the City of Everett; one at the entrance of the County Jail of Snohomish County in the City of Everett, and one at the entrance to the City Hall of the City of Everett, Snohomish County, Washington.

O.D. Anderson

Subscribed and sworn to before me this 13th day of Feb. 1924.

Oliver Anderson, Notary Public in and for the State of Washington residing at Everett.

Filed Feb 13, 1924.

(TITLE) DECREE SETTING ASIDE PROPERTY IN LIEU OF HOMESTEAD

This cause having come on for hearing on the 25th day of Feb 1924 upon the petition of W.H. Otto, surviving spouse of said Anna Otto, deceased, asking that said property belonging to the estate of Anna Otto, deceased, be set aside and assigned to the said W.H. Otto in lieu of all homestead provisions of the law and all exemptions and testimony having been taken in open court in support of said petition and it appearing to the court that by order of this court entered herein on the 28th day of Aug. 1922, property of said estate appraised at $2650.00 was set aside to said W.H. Otto, petitioner herein, and it further appearing that subsequent to

(over)

the entry of said decree, additional property of said estate was discovered, and that thereafter said W.H. Otto, petitioner herein, was appointed by order of this court, administrator de bonis non of the said estate and that thereafter an Inventory and Appraisement of said additional property was filed hereon showing said additional property to be of the appraised value of $200 and it appearing to the satisfaction of the court that no homestead has been claimed by the said W.H. Otto except as that claimed in lieu of homestead as herein above mentioned; and it further appearing that the funeral expenses, the expenses of the last sickness and of administration of the said estate have been paid or provided for; and it further appearing that notice of the hearing of the said petition has been given as ordered by this court, by the posting of said notice in three public places in Snohomish County prior to the hearing of said petition; and it further appearing to the court that the property described in said petition consists of all the remainder of the community estate of the petitioner herein and Anna Otto, deceased; that the property described in said petition, together with that already set aside does not exceed the value of $3000 exclusive of any mortgage or mechanic's, laborers men or vendor's liens; and it further appearing that the minor child of said Anna Otto, deceased and your petitioner, to-wit: Blanche Otto, being the only minor child of the said Anna Otto deceased, was represented in court at such hearing by Clifford Newton an attorney at law of Everett, Washington, who had theretofore been appointed by this court and had qualified by filing his oath herein as guardian ad litem of said Blanche Otto and the court being fully advised in the premises, now, therefore,

IT IS ORDERED, ADJUDGED AND DECREED that the following described property belonging to the estate of Anna Otto, deceased, shall be and hereby is awarded and set off to the said W.H. Otto, surviving spouse of Anna Otto, deceased, and that title to said property shall vest and hereby is vested in said W.H. Otto, in fee simple:

A community estate in a one-fourth interest in an equity in the following described property to-wit: Tracts 1, 2, 3, 4, 5, 6, 7, 10, 11 12, 13, 14, 15, 16, in Block 1 of Seahurst Tracts, situated in the County of Snohomish, State of Washington, and Lots 2, 3, 4, 5, 10, 11, 12, 13 and 14 in Block 2 of Seahurst Tracts, situated in the county of Snohomish, State of Washington.

IT IS FURTHER ORDERED AND DECREED that there shall be no further administration upon the above described property so set off and awarded to the said W.H. Otto.

IT IS FURTHER ORDERED AND DECREED that the awards made herein shall be in lieu of all homestead provisions of the law and all exemptions and such awards shall be conclusive and final except for fraud.

Done in open Court this 24th day of March, 1924.
Guy C. Alston, JUDGE.

Filed Feb. 25, 1924.

****

52

Instrument No. 26 225 - 558

File No 324862
Warranty Deed

Alice Rogers

to

Morris Rogers

Dated Nov 11, 1922

Filed Nov 8, 1923 1:22 P.M.

Consideration Love and affection and no consideration

Rec vol 216 D 49

Grantor does convey and warrant unto Grantee, the following described real property situate in Snohomish County, Washington, to-wit:

The undevided half of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 15, 16, 18 and 19 in Block 1; and Lots 2, 3, 4 and 5 in Block 2 of the Plat of Seahurst, Snohomish County, Washington,as the same appears of record in the County Auditors office in the City of Everett, Washington.

And 10, 11, 12, 13 and 14 in Block 2 Also Lot 15 in Block 2

Alice Rogers

Acknowledged Nov 11, 1922 by Alice Rogers, before J.E. Wilson, Notary Public in and for the State of Washington, residing at Edmonds Washington (seal)

5?

No. 35323

C E R T I F I C A T E

STATE OF WASHINGTON,

COUNTY OF SNOHOMISH SS

THE SNOHOMISH COUNTY ABSTRACT COMPANY, a corporation, hereby certifies that the foregoing Instruments numbered from One (1) to twenty-six (26), both inclusive, are the only instruments which have been filed for record in the office of the Auditor of Snohomish County, Washington, affecting the title to the real property described in the Caption hereof as follows, to-wit:

Lots 3 and 4, Block 1, Seahurst,
situate in Snohomish County, Washington.

ALSO, that as shown by the indices to the records in the office of the Clerk of said Snohomish County, there are no suits pending or judgments entered in any Court of Record in said county against Alice Rogers, Morris Rogers, W.H. Otto, Anna Otto, Estate of Anna Otto or S.J. Mothershead which are liens upon or affect the title to said above described real property.

ALSO, that as shown by the official tax rolls in the office of the Treasurer of said Snohomish County, the taxes upon said above described real property have been paid in full up to and including those for the year 1926.

As shown by the personal tax rolls in the office of the County Treasurer, there are no personal property taxes now due or delinquent which are a lien upon said above described real property.

IN WITNESS WHEREOF, said SNOHOMISH COUNTY ABSTRACT COMPANY has caused this certificate to be signed by its Manager and its corporate seal to be hereto affixed this Ninth (9th) day of September, A.D. Nineteen hundred twenty-seven (1927) at Eight (8:00) o'clock A.M.

SNOHOMISH COUNTY ABSTRACT COMPANY

BY T. O. Skaggs
Manager.

SNOHOMISH COUNTY ABSTRACT CO. EVERETT, WASH.

Sheet No. 54

#745

E. F. Stafford.

No. 35-1-2-3

Abstract of Title

To

Lots 3 & 4, Block 1

SEAHURST

Cataloged 7-45

Edmonds Museum

SNOHOMISH COUNTY, WASHINGTON

From the Office of

Snohomish County Abstract Company

2913 Wetmore Avenue
[Near Court House]

Everett, Washington

(Successor to Woodward Abstract Co.)

This Company is Agent for

Washington Title Insurance Co.

Assets Over a Million Dollars

$200,000 Guaranty Fund Deposited with State Treasurer

S.J. PRIEBE, MFR., EVERETT